



City of Burlington

HISTORIC PRESERVATION COMMISSION MEETING MINUTES FOR THURSDAY, MAY 24, 2007 AT 6:30 P.M.

Chairman Stelling called the meeting to order at 6:30 P.M.

Roll Call: Present: Commissioners Bob Henney, Judy Stone, Kent Strong, Joel Weis and Chairman Tom Stelling. Excused: Maria Veronico-Ventura. Absent: Joe Busch. Also present: Pat Scherrer, Building Inspector, City of Burlington.

Citizen Comments: Jennifer Bero was present requesting further discussion regarding her COA presented at the April HPC Meeting. Chairman Stelling stated it would be discussed later during the meeting.

Approval of April 26, 2007 Meeting Minutes: Chairman Stelling entertained a motion to approve the April 26, 2007 HPC Meeting Minutes. Motion to approve made by Commissioner Strong. Seconded by Commissioner Henney. All voted aye, motion carried.

Façade Improvement Grant Application

Simon Malek/Neil DeMant, 316 North Pine Street, Burlington, WI 53105

No representative present for discussion. Chairman Stelling stated item to be discussed later in the meeting.

Certificate of Appropriateness Application

Nicolette Sullivan, 256 East Chestnut Street, Burlington, WI 53105

No representative present for discussion. Chairman Stelling stated item to be discussed later in the meeting.

Certificate of Appropriateness Application

Barbara Stahl/Pine Street Curiosities, 557 N. Pine Street, Burlington, WI 53105

Ms. Stahl's Certificate of Appropriateness Application requested adding an awning to the front façade in addition to painting the front window trim and doors. Color choices presented: Sherwin Williams Downing Sand and Aurora Brown, and Mahogany (like Crossett Brown) with scallops on awning in color similar to Downing Sand.

Ms. Stahl also requested replacing the transom glass with wood. This issue was discussed at length due to the inappropriateness of infill. Two glass replacement reps indicated to Ms. Stahl it would be less expensive to replace the glass with wood.

Chairman Stelling suggested the COA for Ms. Stahl could be approached in three phases to allow Ms. Stahl to proceed with her project on approved items and she could come before the HPC once information had been obtained regarding the glass replacement.

Chairman Stelling entertained a motion to recommend to the Common Council approval of Barbara Stahls' Certificate of Appropriateness Application allowing the awning (in Mahogany - like Crossett Brown) with scallops in color similar to Downing Sand and the door to be painted Aurora Brown. Motion made by Commissioner Strong. Seconded by Commissioner Henney. All voted aye, motion carried.

Second item Chairman Stelling recommended for approval of Sherwin Williams Downing Sand and Aurora Brown in a combination of the owners discretion where colors are placed. Motion made by Commissioner Strong. Seconded by Commissioner Weis. All voted aye, motion carried.

The transom glass to be replaced with glass if at all possible and the costs associated with replacement to come back to HPC for further consideration if glass cannot be replaced. Motioned by Commissioner Strong, Seconded by Commissioner Stone. All voted aye, motion carried.

Façade Improvement Grant Application

Barbara Stahl/Pine Street Curiosities, 557 N. Pine Street, Burlington, WI 53105

Chairman Stelling entertained a motion to recommend approval to hold a place for Barbara Stahl's Façade Improvement Grant Application and then Tabling until she receives accurate estimates for glazing work to be done. Motion made by Commissioner Strong, seconded by Commissioner Henney. Discussion ensued regarding the possibility of additional project costs for glass replacement and after some discussion Chairman Stelling entertained a motion to table the Façade Grant Application of Barbara Stahl until costs become finalized.. Motion to table made by Commissioner Strong. Seconded by Commissioner Henney. All voted aye, motion carried.

Façade Improvement Grant Application

Simon Malek/Neil DeMant, 316 North Pine Street, Burlington, WI 53105

Mr. Malek previously applied for grant funds and was approved for this façade including this same address, however, the work was never completed and the funds were never paid. Mr. Malek submitted in writing that he would like the allocated funds returned back to HPC Grant Fund.

Mr. DeMant's Façade Improvement Grant Application was to apply for grant funds for work previously completed. Also presented were paid invoices for work completed. Chairman Stelling indicated a Response Team Visit was necessary to verify completion prior to funds being released. Chairman Stelling asked Pat Scherrer, City of Burlington Building Inspector to be present at inspection.

Chairman Stelling entertained a motion to recommend approval of the Façade Grant Application to Mr. DeMant of the previously approved funds of Mr. Malek in the amount of \$2550.00. Motion made by Commissioner Strong. Seconded by Commissioner Henney. All voted aye, motion carried. Fund will not be released until a response team review construction and details to insure compliance with Certificate of Appropriateness.

Certificate of Appropriateness Application

Nicolette Sullivan, 256 East Chestnut Street, Burlington, WI 53105

The COA submitted by Nicolette Sullivan for her project located at 256 East Chestnut Street requested tuck pointing of the Blockwork on the building's north and West walls (alley side).

Chairman Stelling noted that Grant funds were not available as monies were previously awarded to the property address of 256 East Chestnut Street, Burlington, WI, 53105.

After some discussion, Chairman Stelling entertained a motion to recommend approval. Commissioner Henney motioned to recommend to the Common Council the approval of the Certificate of Appropriateness Application for Nicolette Sullivan for her property at 256 East Chestnut Street as presented. Seconded by Commissioner Strong. There was no further discussion; all voted aye, motion carried.

Discussion of Current Projects and Response Team Updates.

<i>Applicant/Business</i>	<i>Address</i>	<i>Project</i>	<i>Date Approved</i>
Dave Berlin	120 W. Chestnut St.	Various façade improvements *completed elevation with colors noted & partial floor plan to be submitted to Building Inspector for review of Code conformity.	3/23/06
Paul Zarek/Zarek Insurance	124 & 136 E. Chestnut St.	Bulkheads to stay at existing height with brick removed and wood bulkheads replaced; windows to be replaced with bronze color window frames; façade color to be Downing Sand with trim color to be determined at a later date; brick corbelling detail to be re-installed similar to photo provided dated mid-1965; new steel 6-panel door to be installed (style presented, W-470) to 2 nd story apartments; two 2/3 glass doors similar to drawing to be installed to first floor storefront; deteriorated brick to be replaced if	Approved 4/26/07 Completion date: 6/30/07

		necessary.	
Dale Bruesewitz	140 W. Chestnut Street	Cleaning, priming and a sample paint color on the awning to allow a Response Team Visit to determine appropriate color details of the metal awning and wood trim for final recommendation	7/27/06
Ralph Zumpano/Zumpano's Pizza	180 E. Chestnut St.	Painting of the upper trim on eave Bunglehouse Gray.	9/28/06
Barbara Stahl/Pine Street Curiosities	557 N. Pine Street	Removal of all wood overhang from the front façade to expose the brick and cracked/frosted glass copper framed windows beneath the wood.	10/26/06
Gayle Falk/Burlington Public Library	160 E. Chestnut Street	Request to repair or replace rotting roof railings and spindles with exact or similar polyurethane replicas in identical colors to match current trim.	1/25/07 & 2/22/07
Greg & Judy Lemieux / Chocolate Expressions	256 E. Chestnut St.	Installation of railing on front step as presented in color bronze.	2/22/07

Discussion of how to get out a consistent message to downtown property owners and tenants regarding the HPC. Use of City's website?

Chairman Stelling stated the HPC Commission should wait until the new person from RCEDC is assigned to discuss this item.

Discussion of HPC's control over new construction in the Historic District

Some discussion regarding infill structures and what period for reconstruction. Judith Schulz stated she felt that a building should not be constructed on an empty lot that may be newer in appearance than what was previously on the site. Chairman Stelling stated that this too should be discussed at a future meeting.

Review of Grant Funding Status

Nothing new for review. Additional information will be available at June HPC Meeting.

Questions and Comments concerning potential/future projects

Chairman Stelling asked the Commissioners what they felt the new Grant Fund dollars should be used for. Weather it be painting for buildings previously approved, or leave it as it currently is. Chairman Stelling asked Pat Scherrer to check what the responsibility and limits are for distribution of funds by HPC, and if Pat were unable to determine, he should pass onto to RCEDC for further investigation.

Chairman Stelling introduced Jennifer Bero for her project at 464/468 N. Pine Street. Ms. Bero came before the Commission in April, additional information was needed prior to proceeding. At the April meeting Ms. Bero's COA was tabled.

The Commissioners discussed weather or not Ms. Bero's item could be discussed as it was not listed on the Agenda. Chairman Stelling stated he thought it could be brought back to the table after being tabled at last month's meeting. Chairman Stelling entertained a motion to take Ms. Bero's Certificate of Appropriateness Application off the table. Motion made by Commissioner Stone. Seconded by Commissioner Henney. All voted aye, motion carried.

Discussion regarded the vertical siding originally requested in addition to the three double hung windows on the second floor. Ms. Bero stated she would like to attempt matching the existing brick on the Third floor. A replacement door has already been installed needed recommendation for approval if it was deemed historically appropriate.

The Commissioners had concern regarding what the brick would look like, as there were no samples provided. Ms. Bero stated the colors would be a harmonious Red to match the existing. There was addition discussion regarding the Pagoda and the possibility of putting signage in the windows and removing the Pagoda. Ms. Bero had not spoken to the tenants regarding the signage.

Chairman Stelling entertained a motion to recommend approval to the Council of the Certificate of Appropriateness Application to Jennifer Bero for her project at 464/468 N. Pine Street, Burlington, WI, to allow repair and paint the

cornice at the top of building, repair third floor windows replace the 2nd floor glazing with 3 new windows, with infill brick to match with the existing. and with the exact harmoniously, colored brick sample to be viewed and approved by a Response Team visit. In addition; lower level bulkheads, doors siding and transom on the first floor to be painted first floor colors to be review and approved during the Response Team visit. Motion as stated made by Commissioner Stone. Seconded by Commissioner Henney. There was no further discussion; all voted aye, motion carried.

After some discussion regarding the Pagoda, Chairman Stelling entertained a friendly amendment to recommend for Council approval of a new sign to replace the current Pagoda, to be brought forward as a Phase 2. Motion to amend as stated made by Commissioner Weis. Seconded by Commissioner Stone. All voted aye, motion carried.

Chairman Stelling then entertained a motion to recommend tabling the Façade Grant Application for Jennifer Bero until she had specific pricing from her contractors, allowing her to keep her place for available grant fund dollars. Motion as stated made by Commissioner Strong. Seconded by Commissioner Henney. All voted aye, motion carried.

The Commissioners all were in consensus that should it be determined that this item could not have action taken, it would be on June HPC Agenda and action restated at that time.

There being no further items for discussion, Chairman Stelling entertained a motion for adjournment. Motion to adjourn made by Commissioner Strong. Seconded by Commissioner Henney. Chairman Stelling adjourned the meeting at 8:00 P.M.

Minutes respectfully submitted by:

Deb Rintamaki
Department of Public Works